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Prepared by and Return to:
Southern Trust Title Company
6465 Quail Hollow, Suite 401
Memphis, TN 38120
901-751-7955
Charles G. Wardlow, II #9453

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of February, 2012, by and between

Lillian H. Miller, unmarried (GRANTOR)

4780 Thornbury Cove

Southaven, MS 38672

Phone #1: 662-334-4391

Phone #2: N/A

party of the first part, and

Lillian H. Miller, unmarried, and Yongan Li, a married person, as Joint Tenants with full rights of survivorship and not as tenants in common (GRANTEE)

4780 Thornbury Cove

Southaven, MS 38672

Phone #: 662-334-4391

Phone #2: N/A

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lillian H. Miller, unmarried**, has bargained and sold and does hereby bargain, sell, convey and confirm unto **Lillian H. Miller, unmarried, and Yongan Li, a married person, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate, situated and being in the County of **DeSoto**, State of **Mississippi**.

Lot 90, Section B, Rosebury Subdivision, in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 97, Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.
Parcel No: 2072-1013.0.00090.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 21st day of February, 2012.

Lillian H. Miller

Lillian H. Miller

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lillian H. Miller**, to me known to be the person described in (or proven on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of February, 2012.

My commission expires:



My Comm. Exp. 7-17-12

[Signature]
 Notary Public

Property address: **4780 Thornbury Cove**
Southaven, MS 38672

Grantor's address **4780 Thornbury Cove**
Southaven, MS 38672

Grantee's address **4780 Thornbury Cove**
Southaven, MS 38672

Phone No.: **662-334-4391**
Phone No.: **N/A**

Phone No.: **662-334-4391**
Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Lillian H. Miller and Yongan Li
4780 Thornbury Cove
Southaven, MS 38672

This instrument prepared by: **Southern Trust Title Company**
6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955

File No.: **MV111221**

Return to: **Southern Trust Title Company**
6465 Quail Hollow, Suite #401
Memphis, TN 38120